



## **HOUSING FINANCE AUTHORITY REGULAR MEETING**

**DATE:** Monday, August 23, 2004  
**2:00 P.M**

**PLACE:** 25 West Flagler Street  
Suite 950  
Miami, Florida 33130

### **AGENDA**

- I. Roll Call**
- II. Approval of Minutes**  
Monday, June 28, 2004
- III. Requests**
  - A)** Bonita Pointe Apartments – Modification Agreement
  - B)** Sunset Bay Apartments – Release of Lien
  - C)** External Audit Agreement – Ernest & Young, Watson Rice
  - D)** 2004 Single Family Mortgage Revenue Bond Program
- IV. Updates**
  - A)** 2002 Single Family Programs
  - B)** Foundation/Community Outreach
  - C)** People's Transportation Program Presentation
- V. Other Business**

## Housing Finance Authority Regular Meeting



**DATE:** June 28, 2004

**PLACE:** 25 West Flagler Street  
Suite 950  
Miami, Florida 33130-1720

**TIME:** 2:15 P.M.

**ATTENDANCE:**

Nicholas Cardoso	Maggie Gonzalez
Luis Gonzalez	Cordella Ingram
Adam Petrillo	Bonnie Riley
Rey Sanchez	Rene Sanchez
V.T. Williams	

**STAFF:**

Patricia Braynon, Director  
Mary Aguiar, Administrative Officer III  
Sheere Benjamin, Administrative Officer II  
Giraldo Canales, Compliance Specialist  
Adela Garcia, Trust Account Manager  
Amelia Stringer-Gowdy, Special Projects Administrator  
Gerald Heffernan, Assistant County Attorney  
David Hope, Assistant County Attorney  
Ayin Maryoung, Senior Executive Secretary  
Cynthia Muselaire, Clerk III  
Jose Pons, Assistant Administrator

**APPEARANCES:**

Richard Blinderman, Sterns, Weaver, Miller  
Elena Duran, Greater Miami Neighborhoods  
Steven Eddy, M. R. Beal  
Marianne Edmonds, Co-Financial Advisor  
Helen Feinberg, RBC Dain Rauscher  
Larry Flood, Co-Financial Advisor  
Phil Harloff, Raymond James  
Opal Jones, Executive Director, Miami-Dade Affordable  
Housing Foundation, Inc.  
Sonia Little, RBC Dain Rauscher  
Jose Pagan, UBS  
Manuel Alonso-Poch, Esq., Co-Bond Counsel  
Brian McDonough, Sterns, Weaver, Miller  
Wes Wolf, Wolf & Company, Inc.

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### **AGENDA**

The meeting was called to order with a quorum at 2:15 p.m.

In the absence of the Chairperson and the Vice-Chairperson, Board Member V.T. Williams, serving as temporary Chairperson, requested Ms. Braynon to call the roll to begin the meeting.

#### **I. Roll Call**

Ms. Braynon called the roll. She indicated that Anthony Brunson, Patrick Cure and Katrina Wright would not be attending the meeting. Ms. Braynon stated that Chairperson Don Horn and Co-Chairperson Rene Sanchez would be tardy. Ms. Braynon stated that the board did have a quorum.

V.T. Williams welcomed two new board members: Luis Gonzalez, President of Centrust Development Group and Bonnie Riley, an Assistant Public Defender. Mr. Gonzalez and Ms. Riley both gave brief descriptions of their backgrounds and stated they were both glad to be selected as members and looked forward to the experience.

#### **II. Approval of Minutes**

A MOTION was made by Maggie Gonzalez to approve the minutes from the April 19, 2004, meeting. The motion was seconded by Cordella Ingram and passed unanimously.

#### **III. Requests**

##### **(A) Allocation Increase – Allapattah Gardens**

Nicholas Cardoso disclosed that he is an employee of United Homes, which has unrelated projects with the Carlyle Group. Gerry Heffernan agreed that no conflict exists. Rey Sanchez disclosed that he has personal business with the developer. Adam Petrillo disclosed that he cannot vote on this item. (At this time, Vice-Chair Rene Sanchez arrived at the meeting).

Brian McDonough, Esq., representing the developer of Allapattah Gardens, stated that there have been cost overruns associated with building this project and there is also a tax credit equity issue. Ms. Edmonds stated she and her co-financial advisor recommend approval of this increase. Ms. Braynon explained that this resolution was written slightly different to take advantage of a timing issue. It had gone before the Board of County Commissioners the week before due to a June 30 deadline and was approved contingent on receiving the approval of the Authority's board.

A MOTION was made by Rene Sanchez to approve the allocation increase for the development of Allapattah Gardens. The motion was seconded by Nicholas Cardoso and passed unanimously; with one abstention (Adam Petrillo).

##### **(B) Purchase of New Horizon**

Ms. Braynon stated New Horizons is financed by the Authority and Greater Miami Neighborhoods wants to purchase New Horizons. Mr. Heffernan stated that by purchasing the property, Greater Miami Neighborhoods also assumes the bond obligations as well as the obligations of the land use restriction plan. Ms. Braynon stated that Island Place is financed by the Authority and is owned by Greater Miami Neighborhoods.

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Ms. Braynon stated that the Authority had received complaints about Island Place. Therefore, an inspection was conducted and tenant abuse was found; however, so were issues of a lack of good management. Elena Duran of Greater Miami Neighborhoods explained that the property is managed by a subsidiary management company but the concerns would be addressed quickly.

A MOTION was made by Adam Petrillo to approve the agreement of Greater Miami Neighborhoods purchasing New Horizons and assuming the bond obligations and the obligations under the land use restriction. The motion was seconded by V.T. Williams and passed unanimously.

**(C) 2005 Multifamily Application** - Ms. Braynon stated that there were two changes to The Multifamily Application compared to year 2004: the timeline and the income limits that are current as of January 2004. She explained that the board's approval is required to make it available to the general public and to start the cycle for the 2005 year round.

A MOTION was made by Cordella Ingram to approve the 2005 Multifamily Application. The motion was seconded by Rey Sanchez and passed unanimously.

**(D) 2004 Single Family Program** - Ms. Braynon provided background on the current Single Family Program for the benefit of the new board members. She explained the American Dream Down Payment Initiative which Miami-Dade County received this year for \$600,000 plus and Miami-Dade County awarded \$500,000 to the Authority. Ms. Braynon stated these dollars will be combined with the bond program and will be limited to people who are 80 percent of the median income and below. Ms. Edmonds detailed the "Request for Information" that was sent out and responded to by the four Authority underwriting teams. She stated they were recommending RBC Dain Rauscher and M.R. Beal as the senior team managers, with RBC Dain Rauscher running the books and UBS and Raymond James as co-managers for this program.

A MOTION was made by V.T. Williams that the Authority accept the recommendation by the financial advisors to hire RBC Dain Rauscher and M.R. Beal as the senior team managers for the 2004 Single Family Program and UBS and Raymond James as co-managers. The motion was seconded by Maggie Gonzalez and passed unanimously.

### **IV. Updates**

**(B) Lease Purchase Program** – Wes Wolf and Norbert Simmons gave an update of their Lease Purchase Program proposal. The Authority would own the loans for one to three years, and then the homebuyer would own it for the balance. Ms. Braynon stated that staff would continue the dialogue with Mr. Wolf and Mr. Simmons and possibly have a finished proposal by next month's meeting.

**(C) 2002 Single Family Programs** – Patt Denihan stated her report is part of the board's package and they have the current statistics. A discussion followed regarding the "Originator's Summary 2002" and Wendy Durant from Chase Manhattan Mortgage Company and the outstanding work she is performing. An invitation will be extended to her to attend the next meeting.

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**(D) Foundation/Community Outreach** – Opal Jones stated David Hope, one of the County attorney's on the board, is also a homebuyer club member and has successfully purchased his first home with the assistance of Wendy Durant from Chase. Ms. Jones also informed the board in their board packages was a copy of an article from the front page of The Miami Herald regarding another success story of a homebuyer club member. However, The Herald picked up the story in conjunction with HUD and its Housing Expo that was held the previous weekend.

Ms. Jones explained the status of the Scott Homes Project/HOPE VI funding (\$6 million) that was given to the Foundation to build 150 off-site homes for public housing residents. Commissioner Rolle asked for an audit of the \$6 million (the audit is in process). Ms. Jones stated that this project has been discussed for months during her board meetings and once the audit is completed, the Foundation will start the closeout process to return the project to the Housing Agency. The Foundation used \$500,000 of the \$6 million to pay for expenses of the program.

Opal Jones provided good news about the receipt of a \$25,000 grant from the Jim Moran Foundation which will be used for housing counseling classes. Ms. Jones stated this is one of the largest grants that Jim Moran Foundation has given to a nonprofit. Further, Ms. Jones also stated that Freddie Mac held their national kickoff campaign here for "Dispel the Myths. It was held at the Art Museum and Mary Aguiar was helpful in organizing the reception. The workshops will start in July and two classes have been scheduled.

Ms. Jones informed the members that the Foundation has partnered with LISC and began a homebuyer workshop in the Overtown area. She stated the Foundation may schedule a workshop during the summer months to increase the numbers of those attending for homebuyer outreach and education.

**(E) HFA Annual Bus Tour** – David Hope expressed his satisfaction with the bus Tour, encouraging board members to attempt to go on the 2005 bus tour so they can appreciate what issues they are voting on during the monthly meetings. Discussion followed regarding best days of the week that would be convenient for board members for next year's tour.

### **V. Authority Administration**

#### **A. Authority Financial Statements – Annual Audited Statements**

There were no discussions by the Board.

#### **B. Non Pooled Investments**

There were no discussions by the Board.

#### **C. Delinquent Multifamily Accounts**

There were no discussions by the Board.

#### **D. Multifamily Monthly Report**

There were no discussions by the Board.

### **VI. Other Business**

**The meeting adjourned at 3:42 p.m.**

July 21, 2004

Patricia Braynon  
Executive Director  
Housing Finance Authority of Miami-Dade County  
25 West Flagler Street, #950  
Miami, Fl. 33130

Re: Bonita Pointe Apartments  
Series 2003

Dear Ms. Braynon;

When the Bonds were originally issued for the above referenced transaction, it was contemplated, and the Authority approved and provided within the Bond documents, the provision that some Bonds could subsequently be redeemed pursuant to Section 4.02 of the Indenture from the proceeds of a subordinate SAIL loan. Pursuant to the Bond documents, the Borrower is redeeming Bonds from SAIL proceeds.

As a condition to the actual redemption of the Bonds, an authorized representative of the Authority still needs to acknowledge the action of the Borrower to act as envisioned under the terms of the original Bond documents. This acknowledgement is best documented through the Consent Agreement, prepared by our counsel, which we respectfully request that you, as Executive Director of the Authority or another designated representative of the Authority, among other parties listed thereon, execute.

The SAIL loan redemption is the final culmination of the envisioned financing as was discussed when the Bonds were originally financed. It provides both greater debt service coverage and security to the senior bonds as well contributing more financial resources to this affordable housing transaction. We appreciate your attention to this matter, and would be happy to respond to any questions that you may have.

Sincerely Yours,

  
Andy Simon

CC: Wendy Beck, Esq.  
J. Mark Waterbury

## **CONSENT TO MODIFICATION**

The undersigned hereby consent to the modification of that certain First Mortgage and Security Agreement executed by Bonita Pointe Associates, Ltd., a Florida limited partnership, to Florida Housing Finance Corporation, dated August 1, 2003, filed August 27, 2003, in Official Records Book 21582, at Page 2591, securing the original principal sum of \$7,980,000.00, as assigned to Housing Finance Authority of Miami-Dade County (Florida), by Assignment of First Mortgage and Security Agreement, UCC Financing Statement. Promissory/Mortgage Note, as further assigned to The Bank of New York Trust Company of Florida, N.A., as trustee, by Assignment of First Mortgage and Security Agreement, UCC Financing Statement. Promissory/Mortgage Note, and Assignment of Leases and Rents from Authority to Trustee, filed August 27, 2003, in Official Records Book 21582, at Page 2667, as re-recorded on October 7, 2003, in Official Records Book 21723, at Page 966 to reflect a new mortgage amount of \$7,270,000 (due to a paydown of taxable bonds in the amount of \$710,000) and a re-amortization of the Loan for the remaining term following the originally scheduled HUD Endorsement date. Further, the undersigned hereby consent to the modification of that certain Promissory Note to reflect the reduction in principal and the re-amortization of same. Capitalized terms used herein shall have the meaning set forth in that certain Trust Indenture by and between Housing Finance Authority of Miami-Dade County (Florida) and The Bank of New York Trust Company, N.A. dated as of August 1, 2004. This consent may be executed in multiple counterparts, each of which will be deemed an original document, but all of which will constitute a single document. A facsimile copy of this Agreement and any signatures thereon shall be considered for all purposes as originals. This consent shall be effective as of June 1, 2004.

*[SIGNATURES APPEAR ON FOLLOWING PAGE]*

WHEREAS, the undersigned have duly executed this Consent.

**HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA)**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**THE BANK OF NEW YORK TRUST COMPANY, N.A.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**FINANCIAL SECURITY ASSURANCE, INC.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**FLORIDA HOUSING FINANCE CORPORATION,  
as Guarantor**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**FLORIDA HOUSING FINANCE CORPORATION,  
as Lender**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**BONITA POINTE ASSOCIATES, LTD., a  
Florida limited partnership**

By: Cornerstone Bonita Pointe, LLC, a Florida limited  
liability company

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

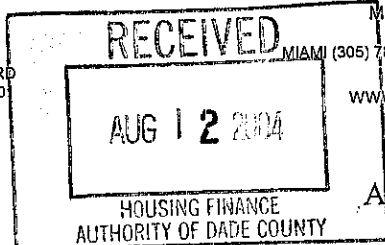


LAW OFFICES  
**STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.**

FT. LAUDERDALE OFFICE  
SUITE 1900  
WACHOVIA CENTER  
200 EAST BROWARD BOULEVARD  
FT. LAUDERDALE, FLORIDA 33301  
(954) 462-9500

SUITE 2200  
MUSEUM TOWER  
150 WEST FLAGLER STREET  
MIAMI, FLORIDA 33130

TAMPA OFFICE  
SUITE 2200  
SUNTRUST FINANCIAL CENTRE  
401 EAST JACKSON STREET  
TAMPA, FLORIDA 33602  
(813) 223-4800



MIAMI (305) 789-3200 • BROWARD (954) 463-5440  
FAX (305) 789-3395  
WWW.STEARNSWEAVER.COM

August 12, 2004

Re: Sunset Bay Apartments - Partial Releases of Mortgages and LURA

Patricia Braynon  
25 West Flagler Street,  
Suite 950  
Miami, Florida 33130  
Fax: 305-371-9152

Gerry Heffernan, Esq.  
Assistant County Attorney - Miami-Dade County  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, FL 33128  
Fax: 305-375-5634

Dear Ms. Braynon and Mr. Heffernan,

As you may be aware, our client, Miami Sunset Bay Apartments Limited Partnership ("Sunset Bay") requested the release of two parcels of property from the mortgages given by Sunset Bay, as owner of the Sunset Bay Apartments Project (the "Project") to secure financing for the Project. The Project was originally financed with bonds issued by the Housing Finance Authority of Miami-Dade County (Florida) ("M-DHFA") and credit enhanced through the Florida Housing Finance Corporation's Guaranty Fund. Additionally, the Project received a State Apartment Incentive Loan and a Surtax Loan. We are grateful for your cooperation in this matter and for the cooperation of each of the other mortgage holders in obtaining the requested partial releases of mortgage.

Though we obtained fully executed partial releases in respect of all of the mortgages affecting the Project, we inadvertently neglected to request the release of the same parcels of land from the lien of the Land Use Restriction Agreement ("LURA") to which the M-DHFA is a party. Accordingly, on behalf of our client, we are requesting that the M-DHFA consent to the release of the two parcels of land described and depicted in attachments to the enclosed partial release instrument and that an authorized signatory for the M-DHFA execute the partial release instrument on behalf of the M-DHFA, thereby releasing the two parcels of land from the lien of the LURA.

I have also attached, for your review, copies of the fully executed and recorded partial releases of the two parcels of land from the liens of the mortgages affecting the project.

Should you have any questions or require any additional information, please contact me at any time at Telephone: (305) 789-3508; Facsimile: (305) 789-3395 or, via e-mail at: [rsagebien@swmwas.com](mailto:rsagebien@swmwas.com)

Thank you and regards,

Rene G. Sagebien

G:\W-RGS\35652\004\LURAS-EUA\M-D HFA Ltr (8-12).wpd

This Instrument Was Prepared By:

Rene G. Sagebien, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
150 West Flagler St., Suite 2200  
Miami, Florida 33130

Record and Return To:

Rene G. Sagebien, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
150 West Flagler St., Suite 2200  
Miami, Florida 33130

### **PARTIAL RELEASE**

THIS PARTIAL RELEASE is executed and delivered as of the \_\_\_\_ day of August, 2004, by the Housing Finance Authority of Miami-Dade County (Florida), a public body corporate and politic created pursuant to the laws of the State of Florida (the "HFA"), with a post office address of 25 West Flagler Street, Suite 950, Miami, Florida 33130 in favor of Miami Sunset Bay Apartments Limited Partnership, a Florida limited partnership (the "Sunset Bay"), with a post office address of 6535 Nova Drive, Davie, Florida 33317.

### **RECITALS**

A. The HFA, US Bank National Association, f/k/a: US Bank Trust National Association, a national banking association and Sunset Bay entered into that certain Land Use Restriction Agreement dated as of December 1, 2000 and recorded in Official Records Book 19416, at Page 4594, of the Public Records of Miami-Dade County, Florida (the "LURA").

B. Sunset Bay has requested and the HFA has agreed to release from the encumbrance of the LURA the real property more particularly described on composite Exhibit "A", attached hereto and made a part hereof (the "Released Property") subject to the terms and conditions hereinafter set forth.

### **AGREEMENT**

NOW, THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by all parties, the parties do hereby agree:

1. Recitals. The Recitals are true and correct and are made a part hereof.

2. Release. The HFA does hereby remise, release, quit-claim, exonerate and discharge the Released Property from the encumbrance and operation of the LURA; provided, however, that nothing herein contained shall in any way impair, alter or diminish the effect, lien or encumbrance of the LURA on any other property encumbered thereby, or any of the rights and remedies of the HFA thereunder.

IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument as of the day and year first above mentioned.

WITNESSES:

**Housing Finance Authority of Miami-Dade  
County (Florida), a public body corporate  
and politic created pursuant to the laws of  
the State of Florida**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA        )  
                                  ) SS:  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004  
by \_\_\_\_\_, as \_\_\_\_\_ of the Housing Finance Authority of Miami-Dade County  
(Florida), a public body corporate and politic created pursuant to the laws of the State of Florida, on  
behalf of the Authority.

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Print or Stamp Name: \_\_\_\_\_  
Notary Public, State of Florida at Large  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

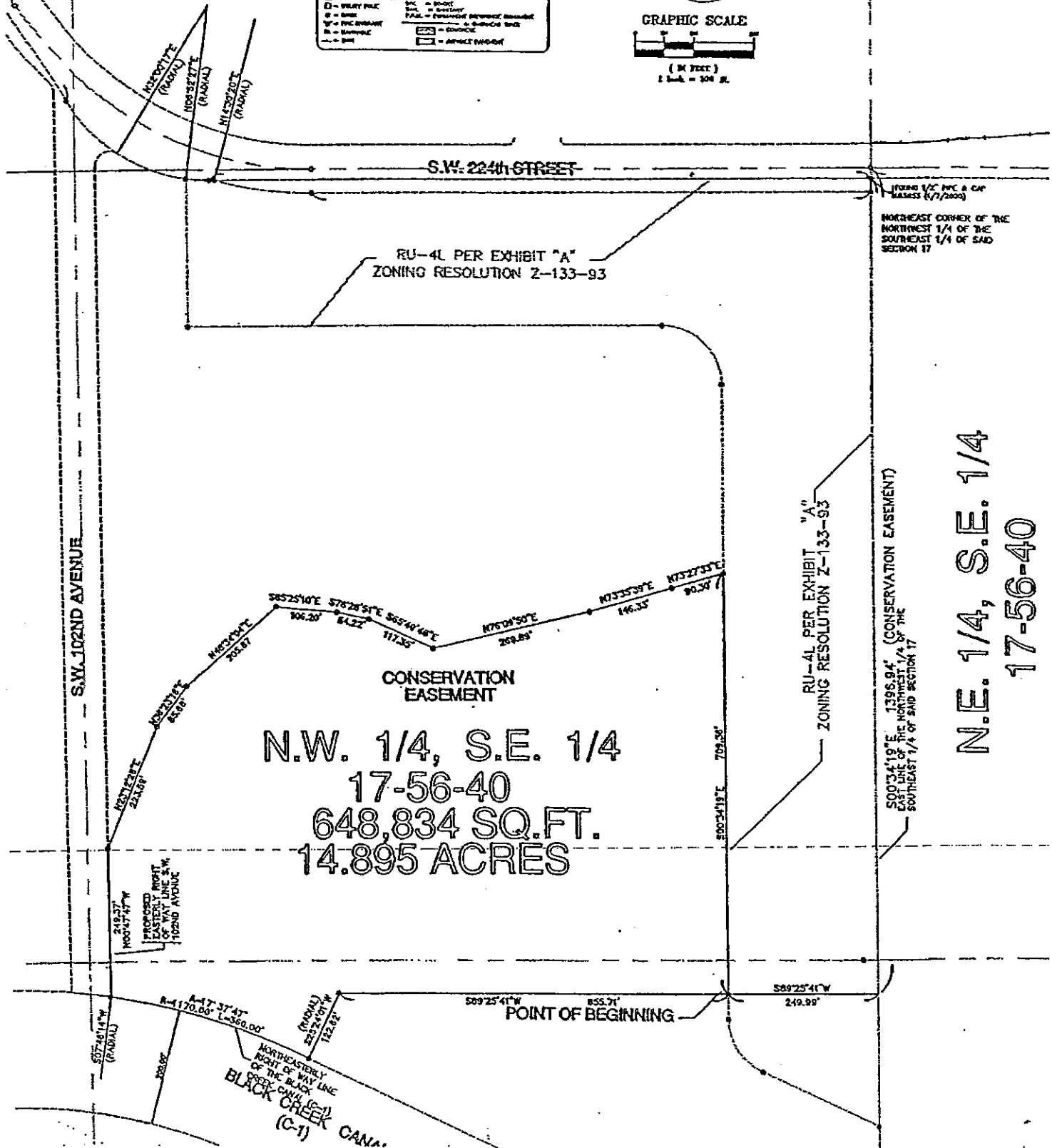
17-56-40



**GRAPHIC SCALE**

( 34 FEET )  
1 inch = 300 gr

**LEGEND**

[illegible]

COKE, ESUWIST

S.E. 1/4, N.E. 1/4  
17-56-40

ALL-PUR EXHIBIT "A" —  
ZONING RESOLUTION 7-155-03

N.W. 1/4, S.E. 1/4  
17-56-40  
648.834 SQ. FT.  
14.895 ACRES

RU-4L PER EXHIBIT "A"  
ZKING RESOLUTION 7-15-05

N.E. 1/4, S.E. 1/4  
17-56-40

NOT A PART  
N.E. 1/4, S.E. 1/4  
17-56-40

1. CONFIDENTIAL - This document contains information that is exempt from public release under the Freedom of Information Act, 5 U.S.C. 552, and the Privacy Act, 5 U.S.C. 552a. It is intended to protect the privacy of individuals and the security of the Nation. It is not to be released to the public or to any other person without the prior written approval of the appropriate authority.

CONSERVATION EASEMENT  
SKETCH OF DESCRIPTION  
OUTLER RIDGE, MIAMI-DADE COUNTY, FLORIDA

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
200 Highland Drive, South Park, Miami Beach, Florida 33131  
Phone: 305-361-4401 / Fax: 305-361-4402 / Email: [info@fortinleavy.com](mailto:info@fortinleavy.com)

H 800800 PRESENTATION COPY (400)	
4	2008000 AMMUNITION DESIGN AND LEGAL DESCRIPTION (400)
4	2008010 AMMUNITION DESIGN AND LEGAL DESCRIPTION (400)
3	2008012 AMMUNITION DESIGN AND LEGAL DESCRIPTION (400)
2	2008012 AMMUNITION DESIGN AND LEGAL DESCRIPTION (400)
1	200821-C NON-FLAMMABLE POLYMER BULLETS (400)

## Conservation Easement

LEGAL DESCRIPTION:

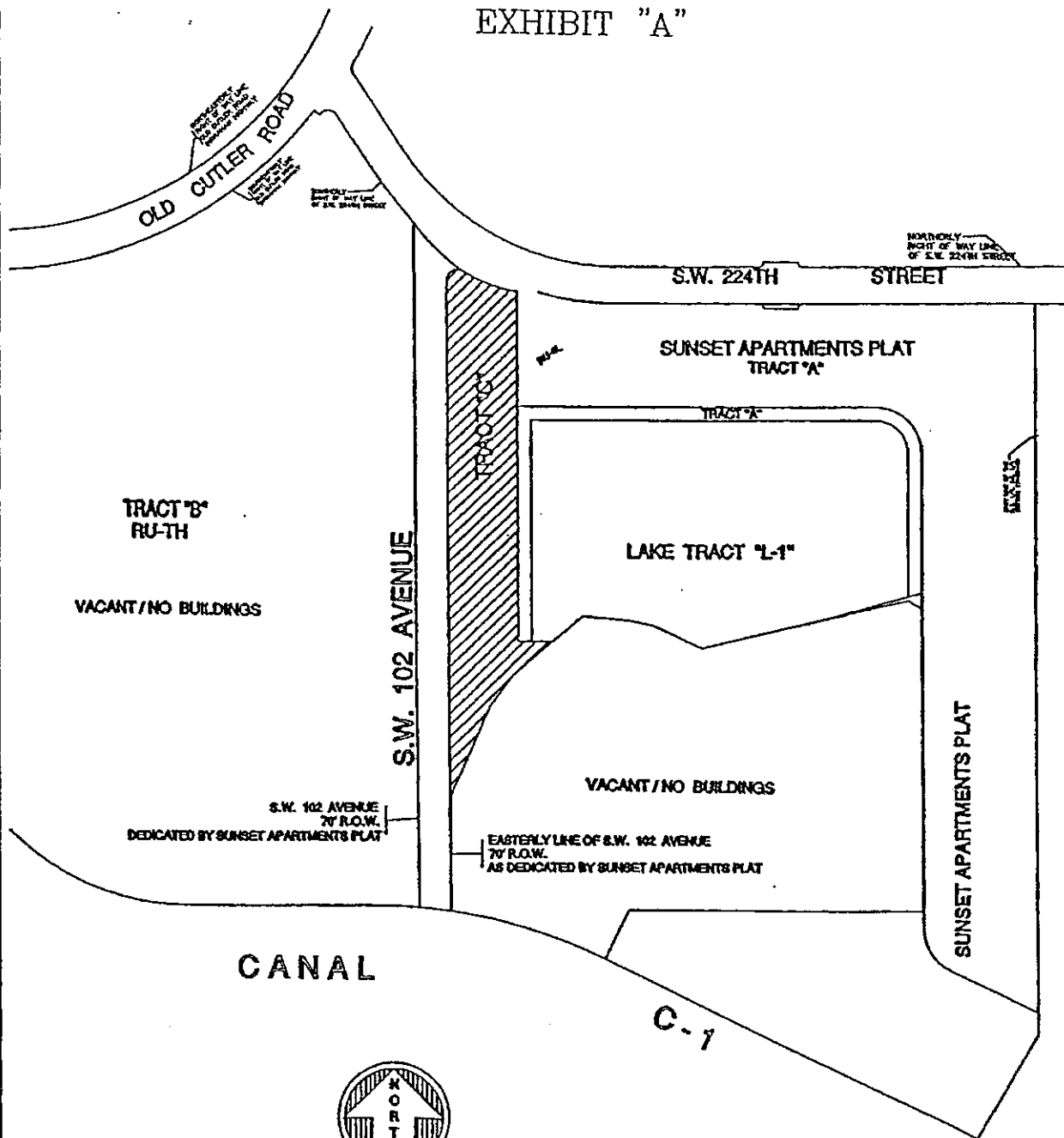
A PORTION OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE S89°10'16"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 1342.51 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE S00°34'19"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 1,396.94 FEET; THENCE S89°25'41"W FOR 249.99 FEET TO THE POINT OF BEGINNING; THENCE S89°25'41"W FOR 655.71 FEET; THENCE S25°24'01"W FOR 122.62 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BLACK CREEK CANAL (C-1) BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S25°24'01"W FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1170.00 FEET, THROUGH A CENTRAL ANGLE OF 17°37'47" FOR AN ARC LENGTH OF 360.00 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT OF WAY LINE S.W. 102ND AVENUE; THENCE N00°47'47"W ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE FOR 249.37 FEET; THENCE N23°12'28"E FOR 223.59 FEET; THENCE N36°23'16"E FOR 85.68 FEET; THENCE N48°34'04"E FOR 205.87 FEET; THENCE S85°25'10"E FOR 106.20 FEET; THENCE S78°28'51"E FOR 54.22 FEET; THENCE S65°49'48"E FOR 117.35 FEET; THENCE N76°09'50"E FOR 269.89 FEET; THENCE N73°35'39"E FOR 146.33 FEET; THENCE N73°27'33"E FOR 90.30 FEET; THENCE S00°34'19"E FOR 709.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL DESCRIBED HEREIN CONTAINING 648,834 SQ.FT. OR 14.895 ACRES, MORE OR LESS.

PARK

# EXHIBIT "A"



PLANNED PARK (3.61 +/- ACRES)

LOCATION OF PLANNED NEIGHBORHOOD PARK

PARK LEGAL DESCRIPTION:

A PORTION OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE S89°10'16"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 17 FOR 1342.51 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE S00°34'19"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 17.50 FEET; THENCE CONTINUE S00°34'19"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 1606.58 FEET; THENCE N64°37'20"W FOR 215.48 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 64°03'01" FOR AN ARC DISTANCE OF 111.79 FEET TO A POINT OF TANGENCY; THENCE N00°34'19"W FOR 42.93 FEET; THENCE S89°25'41"W FOR 655.71 FEET; THENCE S25°24'01"W FOR 122.62 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BLACK CREEK CANAL (C-1) BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS 25°24'01"W FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1170.00 FEET, THROUGH A CENTRAL ANGLE OF 17°37'47" FOR AN ARC LENGTH OF 360.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE S.W. 102ND AVENUE; THENCE N00°47'47"W ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 249.37 FEET TO THE POINT OF BEGINNING; THENCE N23°12'28"E FOR 223.59 FEET; THENCE N36°23'16"E FOR 85.68 FEET; THENCE N48°34'04"E FOR 101.35 FEET; THENCE S89°12'13"W FOR 46.91 FEET; THENCE N00°47'47"W FOR 528.85 FEET; THENCE S89°10'16"W ALONG THE SOUTHERN PROPERTY LINE OF THE PLATTED SUNSET APARTMENTS AS RECORDED IN PLAT BOOK 156, PAGE 89 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR DISTANCE OF 30.00 FEET; THENCE N00°49'44"W ALONG THE EASTERN PROPERTY LINE OF SAID SUNSET APARTMENTS PLAT FOR DISTANCE OF 252.59 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST 224 STREET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 287.37 FEET, THROUGH A CENTRAL ANGLE OF 25°07'50" FOR AN ARC DISTANCE OF 126.04 FEET TO A POINT INTERSECTING WITH THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 102 AVENUE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 102 AVENUE NORTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 122°48'04" FOR AN ARC DISTANCE OF 53.58 FEET; THENCE CONTINUING S00°47'47"E ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1,153.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 3.98 ACRES M.O.L.



RESOLUTION NO. HFA-2004- 9

A RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA) PROVIDING FOR THE ISSUANCE AND NEGOTIATED SALE OF NOT EXCEEDING \$15,000,000 HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA) HOME OWNERSHIP MORTGAGE REVENUE BONDS, SERIES 2004A, FOR THE PURPOSE OF PROVIDING FOR THE ORIGINATION OR PURCHASE OF CERTAIN MORTGAGE LOANS OR OBLIGATIONS SECURED BY MORTGAGE LOANS MADE TO ELIGIBLE PERSONS OR FAMILIES FINANCING THE PURCHASE OF EXISTING, NEWLY CONSTRUCTED OR SUBSTANTIALLY REHABILITATED HOMES, AND PAYING FOR CERTAIN OTHER COSTS RELATED THERETO AND FOR REFUNDING BONDS PREVIOUSLY ISSUED BY THE AUTHORITY FOR SUCH PURPOSE; AUTHORIZING THE NEGOTIATED SALE OF THE BONDS; APPROVING THE FORM OF A PURCHASE CONTRACT RELATING TO THE NEGOTIATED SALE OF THE BONDS; DESIGNATING UNDERWRITERS; CONFIRMING THE DESIGNATION OF A QUALIFIED FINANCIAL INSTITUTION TO SERVE AS TRUSTEE FOR THE 2004 BONDS; CONFIRMING THE DESIGNATION OF A MASTER SERVICER AND PROGRAM ADMINISTRATOR; AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF SUCH BONDS; APPROVING THE FORM OF A CONTINUING DISCLOSURE AGREEMENT RELATING TO THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida (the "State") enacted the Florida Housing Finance Authority Law, Part VI, Chapter 159, Florida Statutes, as amended (the "Act"), pursuant to which the State has empowered each county in the State to create by ordinance a separate public body corporate and politic to be known as a housing finance authority of the county for the purpose of alleviating a shortage of housing and capital for investment in housing in the area of operation of such housing finance authority; and

WHEREAS, pursuant to the Act, the Board of County Commissioners of Metropolitan Dade County, Florida (the "County Commission"), by Resolution No. R-1194-78, adopted on October 17, 1978, declared the need for a housing finance authority to function in Miami-Dade

County, Florida (the "County") and enacted, on December 12, 1978, Ordinance No. 78-89 (the "Ordinance"), creating the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority"); and

WHEREAS, the Authority is authorized to carry out the public purposes described in the Act by issuing its revenue bonds to facilitate the origination of home mortgage loans to persons or families of low, moderate and middle income for homes within the County and by pledging such mortgage loans or certificates backed by revenues from such home mortgage loans as security for payment of the principal of and interest on such revenue bonds, and by entering into any such contracts and other instruments made in connection therewith; and

WHEREAS, the Authority has determined that there exists within the County a shortage of decent, safe and sanitary housing for persons and families of low and moderate income at prices or rentals they can afford and that there further exists within the County a shortage of home mortgage loan funds at affordable interest rates; and

WHEREAS, the Authority has previously adopted and implemented a Home Ownership Mortgage Purchase Program pursuant to a Master Indenture of Trust to assist persons and families of low, moderate and middle income within the County to afford the costs of acquiring and owning decent, safe and sanitary housing (the "Program"); and

WHEREAS, the Authority has determined that in order to alleviate a shortage of housing at prices which persons and families of moderate, middle and low income can afford and a shortage of capital available for investment in such affordable housing, there is a need for both (i) the funds that can be made available from a sale of mortgage loans or of mortgage-backed securities issued by the Government National Mortgage Association ("GNMA") and by the Federal National Mortgage Association ("Fannie Mae") to secure the Authority's Home

Ownership Mortgage Revenue Bonds, Various Series (the "Bonds") and a refunding of all or a portion of various series of bonds previously issued by the Authority, from a liquidity advance line obtained by the Authority and (ii) the funds to be made available from a portion of the proceeds derived from a sale by the Authority of a portion of the Bonds authorized on November 19, 2001, by the terms of Resolution No. HFA 2001-21 to provide for the origination of mortgage loans to finance the acquisition of owner occupied single family residences within the County; and

WHEREAS, the Authority has determined to refund all or a portion of various outstanding series of bonds previously issued by the Authority from proceeds of the Bonds herein authorized and from a liquidity advance line and to apply such refunding proceeds, together with additional proceeds derived from the issuance of the Bonds to be sold pursuant to this Resolution to advance the goals and objectives of the Program; and

WHEREAS, the Authority, on November 19, 2001, adopted its Resolution No. HFA 2001-21, authorizing the issuance of not to exceed \$100,000,000 of its Bonds in various series and approving in substantial form the documents necessary for issuance of such Bonds; and

WHEREAS, the Authority now desires to authorize the issuance and sale of not to exceed \$15,000,000, Series 2004A (the "2004 Bonds") of the Bonds; and

WHEREAS, a public hearing with respect to the issuance of the Authority's mortgage revenue bonds, of which the 2004 Bonds are a portion, was held on May 21, 2002 and pursuant to Resolution No. R-597-02 adopted on June 4, 2002, the County Commission approved a plan of finance for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, contemplating the issuance by the Authority in one or more series of not to exceed \$150,000,000

in aggregate principal amount of its single family mortgage revenue bonds of which the 2004 Bonds herein authorized are a part, and

WHEREAS, the Authority has previously issued \$23,815,000 of the \$150,000,000 of single family bonds approved by the County Commission on June 4, 2002.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA):

**SECTION 1.** There is hereby authorized and approved to be issued and sold the Authority's Home Ownership Mortgage Revenue Bonds, Series 2004A, in the aggregate principal amount of not to exceed \$15,000,000. The 2004 Bonds shall be issued under and secured by the Master Indenture and the 2004A Series Supplement applicable to the 2004 Bonds, substantially in the form previously approved by Resolution No. HFA 2001-21 which by reference are hereby incorporated in this Resolution as if fully set forth herein. The 2004 Bonds shall be designated as Series 2004A, shall mature in the amounts and at the times, shall bear interest at the rates, be redeemable at the redemption prices and upon the terms and shall have all of the other characteristics, all as set forth in the Master Indenture and the 2004A Series Supplement applicable to the 2004 Bonds, substantially in the forms previously approved by and as defined in Resolution No. HFA 2001-21 and the Composite Bond Purchase Agreement for the 2004 Bonds (the "Purchase Contract") substantially in the form attached hereto as Exhibit "A" to be executed and delivered as provided herein.

**SECTION 2.** The Authority previously found and determined that due to the complexity of the financing and the Program and the need to coordinate matters among the potential Mortgage Loan originators, the Authority, the Servicer, the Government National Mortgage Association, Fannie Mae and the underwriters of the Bonds from time to time, it is in the best

interest of the Authority to negotiate the sale of the Bonds under the Program. The disclosure required by Section 218.385, Florida Statutes, as amended, shall be provided to the Authority, as evidenced by a schedule attached to the Purchase Contract applicable to the 2004 Bonds when executed. The negotiated sale of a portion of the 2004 Bonds is hereby approved to RBC Dain Rauscher, M.R. Beal & Company, Raymond James & Associates, Inc. and UBS Financial Services, Inc. (collectively, the "Underwriters"), and the placement of a portion of the 2004 Bonds with Fannie Mae is hereby approved, at a price not less than 98% of the aggregate principal amount of the 2004 Bonds plus accrued interest upon substantially the terms and conditions set forth in the applicable Purchase Contract, including payment to the Underwriters of a fee not in excess of 1.5% of the aggregate principal amount of the 2004 Bonds purchased by the Underwriters. The 2004 Bonds shall be sold (subject to conditions set forth in the Resolution No. HFA 2001-21) to the Underwriters and, if applicable, to Fannie Mae, in the amount, at the price and upon the final terms set forth in the Purchase Contract as may be approved by the Chairman, Vice Chairman, the Secretary, any Assistant Secretary or other member of the Authority in accordance herewith and with Resolution No. HFA 2001-21.

**SECTION 3.** The Authority hereby approves, ratifies and confirms the distribution of Invitations to Originate Mortgage Loans and Offers to Originate Mortgage Loans to lending institutions in connection with the 2004 Bonds in substantially the forms approved in Resolution No. HFA 2001-21 with such changes and amendments as approved in accordance with the provisions of Resolution No. HFA 2001-21.

**SECTION 4.** Wells Fargo Bank, National Association, as successor to Norwest Bank Minnesota, National Association (the "Trustee"), is hereby confirmed to serve as Trustee, Bond

Registrar and Paying Agent for the 2004 Bonds under the Master Indenture and the 2004A Series Supplement.

**SECTION 5.** U.S. Bank Home Mortgage, as successor to The Leader Mortgage Company, is hereby confirmed to serve as Master Servicer and Program Administrator under the Master Program Administration and Servicing Agreement and the 2004A Supplement thereto, substantially in the forms previously approved by and as defined in Resolution No. HFA-2001-21, and hereby approved and ratified and the Chairman, Vice Chairman, Secretary, any Assistant Secretary or any other member of the Authority are hereby authorized and directed to execute and deliver such agreements as provided in Resolution No. HFA 2001-21.

**SECTION 6.** The Authority hereby approves the form of and the distribution of, the Preliminary Official Statement relating to the 2004 Bonds in substantially the form attached hereto as Exhibit "B", and hereby deems the Official Statement final as of its date for purposes of Rule 15c2-12 of the Securities and Exchange Commission. The Authority hereby authorizes the utilization by the Underwriters of said Preliminary Official Statement and authorizes the utilization by the Underwriters of a final Official Statement relating to the 2004 Bonds. The execution of the final Official Statement with such revisions as shall hereafter be approved by the Chairman, Vice Chairman, the Secretary, any Assistant Secretary or any other member of the Authority executing same is hereby authorized and the execution of the final Official Statement shall be conclusive evidence of such approval. With such approval and authorization, the distribution of the final Official Statement by the Underwriters in connection with the sale and issuance of the Bonds is hereby approved.

**SECTION 7.** The Authority hereby undertakes to provide ongoing disclosure as required by Securities and Exchange Commission Rule 15c2-12 and the rulings and interpretations

thereunder. The Authority acknowledges that the foregoing undertaking, as set forth in greater detail in a Continuing Disclosure Agreement to be executed by the Authority upon the delivery of the 2004 Bonds, the form of which is set forth as an exhibit to the Preliminary Official Statement, is made to and for the benefit of the holders, from time to time, of the Bonds and to and for the benefit of potential purchasers of said Bonds.

**SECTION 8.** The Authority hereby approves and authorizes the making of an Authority Contribution in an amount to be provided in the 2004A Series Supplement, as deemed necessary by the Authority to implement the 2004A Program as herein provided. The Authority also hereby authorizes the purchase of Guaranteed Mortgage Securities from the Trustee which are held by the Trustee as non-purpose investments in the 2004A Acquisition Account created under the 2004A Series Supplement, at a purchase price equal to the principal amount thereof, at such time as the Trustee is required to liquidate such investments in order to purchase qualifying Guaranteed Mortgage Securities with funds held in the 2004A Acquisition Account, provided that the maximum principal amount of such Guaranteed Mortgage Securities (or participation interests therein) to be purchased by the Authority shall not exceed the 2004A Targeted Area Amount as defined in the 2004A Series Supplement. In addition, the Authority hereby authorizes the purchase, from legally available funds of the Authority, of an interest-only portion of Guaranteed Mortgage Securities under the 2004A Program, in an amount provided in the 2004A Series Supplement, as deemed necessary by the Authority to implement the 2004A Program as herein provided.

**SECTION 9.** All other matters with respect to the sale and delivery of the 2004 Bonds shall be governed by the provisions of Resolution No. HFA 2001-21.

**SECTION 10.** All prior resolutions, motions and any other action of the Authority inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and except as otherwise modified, supplemented and amended hereby shall remain in full force and effect.

**SECTION 11.** All members of the Authority and the staff of the Authority are hereby authorized and directed to execute any and all certifications or other instruments or documents required by the Indenture, the Agreements, the Purchase Contract or any other document referred to above as a prerequisite or precondition to the issuance of the Series 2004 Bonds and any representation made therein shall be deemed to be made on behalf of the Authority. All action taken to date by the members of the Authority and the staff of the Authority in furtherance of the issuance of the Bonds is hereby approved, confirmed and ratified.

[Remainder of page intentionally left blank.]



**SECTION 12.** This Resolution shall become effective immediately upon its adoption.

The roll being called on the question of adoption of the Resolution, the vote thereon resulted as follows:

AYES:

NAYS:

ABSTENTIONS:

The Presiding Officer declared said Resolution adopted and approved in open meeting.

ADOPTED this 23rd day of August, 2004.

HOUSING FINANCE AUTHORITY  
OF MIAMI-DADE COUNTY

[SEAL]

Attest:

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Assistant Secretary

Approved as to form and legal sufficiency.

\_\_\_\_\_  
Assistant County Attorney

EXHIBIT A

FORM OF COMPOSITE BOND PURCHASE AGREEMENT

EXHIBIT B

FORM OF PRELIMINARY OFFICIAL STATEMENT

**US Bank Home Mortgage - MRBP**  
**2002 SF MRB Program - HFA of Miami-Dade County**

Loan Information Report 8/11/2004

Program End Date  
11/1/2004

**ORIGINATOR SUMMARY**

	Loans	Total Originated Amount
Bank Atlantic FSB	8	536,623
Banking Mortgage Corporation	24	1,398,694
Chase Manhattan Mortgage	94	10,412,704
CitiBank (CitiMortgage, Miami)	21	1,263,729
Countrywide Home Loans	13	993,395
UAMC	7	726,220
Washington Mutual	24	2,028,998
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>

**LOAN TYPE TOTALS**

	Loans	Total Originated Amount	% of Total
FHA	75	8,502,439	48.98
FNMA 97%	49	3,701,888	21.32
FNMA CHBP	2	130,560	.75
FNMA CHBP 3/2	6	463,007	2.67
FNMA Conv.	53	4,154,751	23.93
FNMA Flex 97 ***APPROVAL	1	61,200	.35
FNMA HFA Home	4	201,518	1.16
VA	1	145,000	.84
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

**NEW/EXISTING TOTALS**

	Loans	Total Originated Amount	% of Total
Existing	173	15,822,512	91.14
New	18	1,537,851	8.86
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

**TARGET/NON-TARGET TOTALS**

	Loans	Total Originated Amount	% of Total
Non-Target	157	14,834,164	85.45
Target	34	2,526,199	14.55
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

**US Bank Home Mortgage - MRBP**  
**2002 SF MRB Program - HFA of Miami-Dade County**

Loan Information Report 8/11/2004

Program End Date  
11/1/2004

<b>HOUSING TYPE TOTALS</b>			
	<b>Loans</b>	<b>Total Originated Amount</b>	<b>% of Total</b>
1 Unit Detached	81	7,913,861	45.59
Condo	95	7,608,734	43.83
Duplex	3	328,797	1.89
Quad	1	193,161	1.11
Townhouse	10	1,102,410	6.35
Triplex	1	213,400	1.23
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

<b>TYPE OF FUNDS - TOTALS</b>			
	<b>Loans</b>	<b>Total Originated Amount</b>	<b>% of Total</b>
*Spot-General	191	17,360,363	100.00
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

<b>INTEREST RATE BREAKDOWN</b>				
	<b>Interest Rate Limit</b>	<b>Loans</b>	<b>Total Originated Amount</b>	<b>% of Total</b>
3.75000%	\$4,000,000	42	3,864,298	22.26
5.50000%	\$2,160,000	39	2,046,796	11.79
5.99000%	\$17,500,000	110	11,449,269	65.95
<b>Total</b>		<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

<b>PROGRAM PIPELINE</b>				
	<b>Loans</b>	<b>Total Originated Amount</b>	<b>% of Total</b>	<b>Pool / Trustee Amount</b>
Reservation	23	2,359,372	13.59	
UW Certification	8	789,040	4.55	
Exceptions	1	58,650	0.34	
Compliance Approved	9	889,565	5.12	
Purchased	17	1,346,221	7.75	
Sold to Trustee	133	11,917,515	68.65	11,889,998.82
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>	

<b>RACE &amp; ETHNICITY</b>			
	<b>Loans</b>	<b>Total Originated Amount</b>	<b>% of Total</b>
Asian	1	118,247	0.68
Black & Hispanic	3	271,181	1.56
Black & White	1	139,357	0.80
Black/African American	56	5,310,874	30.59
Other Multi-racial	5	291,001	1.68
White	14	1,468,807	8.46
White & Hispanic	111	9,760,896	56.23
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

**US Bank Home Mortgage - MRBP**  
**2002 SF MRB Program - HFA of Miami-Dade County**

Loan Information Report 8/11/2004

Program End Date  
11/1/2004

**SUMMARY**

Original Allocation	\$21,660,000.00	<b>Averages:</b>	
<b>Available Allocation</b>	<b>\$4,299,637</b>	Loan Amount	\$90,892
		Purchase Price	\$115,852
Total Originated Amount	\$17,360,363	Compliance Income	\$30,908
Total Originated Loans	191		
<b>Percentage Originated</b>	<b>80.15%</b>	Borrower Age	37.5
		Household Size	2.6
First Time Home Owner	100%	Employed in Household	1.2

<b>COUNTY TOTALS</b>	<b>Loans</b>	<b>Total Originated Amount</b>	<b>% of Total</b>
MIAMI-DADE	191	17,360,363	100.00
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

<b>BREAKDOWN BY CITY</b>	<b>Loans</b>	<b>Total Originated Amount</b>	<b>% of Total</b>
CORAL GABLES	1	152,000	0.88
FLORIDA CITY	1	79,373	0.46
HIALEAH	24	2,107,302	12.14
HIALEAH GARDENS	1	73,950	0.43
HOMESTEAD	7	731,131	4.21
UNINCORPORATED MIAMI-DADE	144	12,836,545	73.94
MIAMI BEACH	2	208,550	1.20
MIAMI GARDENS	1	105,500	0.61
NORTH MIAMI	1	146,840	0.85
NORTH MIAMI BEACH	1	126,100	0.73
OPA LOCKA	7	706,372	4.07
SWEETWATER	1	86,700	0.50
<b>Total</b>	<b>191</b>	<b>\$17,360,363</b>	<b>100.00</b>

## Housing Finance Authority of Miami-Dade County

For Immediate Release:  
July 14, 2004

Contact:  
Giraldo Canales  
[gxc@miamidade.gov](mailto:gxc@miamidade.gov)  
305-372-7990

### **A One Day Home Buyer Club Workshop for New And Current Clients is Being Offered on August 14, 2004**

**(Miami-Dade County, FL)** -- Credit is the biggest obstacle to qualifying for a home mortgage. We offer classes for first-time homebuyers who want to correct their financial past while they learn about the home buying process. These classes are open to the public and they are taught by loan officers, Realtors, home inspectors, appraisers, and professional credit counselors.

This class will be taught at the Greater Israel Primitive Baptist Church, 160 NW 18 Street, Miami from 9:00 a.m. to 3:00 p.m. The subjects cover training on budgeting, credit issues, the loan application process, shopping for a home, homeowners insurance, home inspections, and appraisals. You must attend the six hours to earn a certificate. The workshop is being offered to new clients and to those existing clients who need to make up the hours required to earn the certificate.

Greater Israel Primitive Baptist Church	Saturday, August 14, 2004
160 NW 18 Street, Miami	9:00 am to 3:00 pm

To register, call the Miami-Dade Affordable Housing Foundation, Inc., no later than August 12, 2004. Monday – Friday 8:30 am to 5:00 pm, at 305-373-9750, or E-mail us at [mdahfi@bellsouth.net](mailto:mdahfi@bellsouth.net).

# Housing Finance Authority of Miami-Dade County

July 30, 2004

Contact: Giraldo Canales  
[gxc@miamidade.gov](mailto:gxc@miamidade.gov)  
305-372-7990

## County Employees Homeownership Program

### Workshops to begin on September 02, 2004

In September of 2004, we will begin another series of workshops for First Time Homebuyers. Below you will find the schedule for this series of four (4) workshops for the "County Employee Homeownership Initiative" to complete the eight (8) hours needed to earn the certificate for the program. Please note that you must attend one session of each of the four workshops since different topics will be discussed. If any one of the four workshops is missed it will require that you wait until that workshop topic comes around again. **The registration form with instructions is also provided (see page 2).**

#### Workshop #1

**September 2, 2004**

11:00am to 1:00pm  
Downtown Main Library  
101 West Flagler Street

**September 7, 2004**

11:00am to 1:00pm  
North Dade Regional Library  
2455 NW 183 Street

#### Workshop #2

**October 5, 2004**

11:00 am to 1:00pm  
North Dade Regional Library  
2455 NW 183 Street

**October 12, 2004**

11:00am to 1:00pm  
Downtown Main Library  
101 West Flagler Street

#### Workshop #3

**November 3, 2004**

11:00am to 1:00pm  
Downtown Main Library  
101 West Flagler Street

**November 9, 2004**

11:00am to 1:00pm  
North Dade Regional Library  
2455 NW 183 Street

#### Workshop #4

**December 7, 2004**

11:00am to 1:30pm  
North Dade Regional Library  
2455 NW 183 Street

**December 8, 2004**

11:00am to 1:30pm  
Downtown Main Library  
101 West Flagler Street





# **Housing Finance Authority of Miami-Dade County and Miami-Dade Affordable Housing Foundation, Inc.**



## **County Employee Workshops – Registration Form**

The First Time Homebuyer's Program is a series of four 2-hour workshops. To receive your certification, you must attend all four workshops. For your convenience, each workshop has been scheduled at two different locations and dates. To register, print and complete the form below with your personal information indicating which location you prefer by checking the appropriate box. Fax the completed form to (305) 371-9152 attention Giraldo Canales.

Name: (First) (MI) (Last)		
Home Address (street, city, state, zip):		
Department:		
Work Phone:	Alternate Phone:	E-Mail:
<b>Check one box for each Workshop to indicate which classes you are signing up for</b>		
<b>Workshop # 1</b>  September 2, 2004 (11:00am – 1:00pm) <input type="checkbox"/> Downtown Main Library 101 West Flagler Street  September 7, 2004 (11:00am – 1:00pm) <input type="checkbox"/> North Dade Regional Library 2455 NW 183 Street		<b>Workshop # 3</b>  November 3, 2004 (11:00am – 1:00pm) <input type="checkbox"/> Downtown Main Library 101 West Flagler Street  November 9, 2004 (11:00am – 1:00pm) <input type="checkbox"/> North Dade Regional Library 2455 NW 183 Street
<b>Workshop #2</b>  October 5, 2004 (11:00am – 1:00pm) <input type="checkbox"/> North Dade Regional Library 2455 NW 183 Street  October 12, 2004 (11:00am – 1:00pm) <input type="checkbox"/> Downtown Main Library 101 West Flagler Street		<b>Workshop #4 and Graduation</b>  December 7, 2004 (11:00am – 1:03pm) <input type="checkbox"/> North Dade Regional Library 2455 NW 183 Street  December 8, 2004 (11:00am – 1:30pm) <input type="checkbox"/> Downtown Main Library 101 West Flagler Street

**For Immediate Release:  
July 30, 2004**

**Media Contact:**  
**Giraldo Canales**  
[gxc@miamidade.gov](mailto:gxc@miamidade.gov)  
305-372-7990

## **Community Home Buyer Classes Open To The Public**

Workshops to begin September 9, 2004

**Credit is the biggest obstacle to qualifying for a home mortgage.** We offer classes for first-time homebuyers who want to correct their financial past while they learn about the home buying process. Our classes are open to the public and they are taught by loan officers, Realtors, home inspectors, appraisers, and professional credit counselors. The subjects cover eight hours of training on budgeting, credit issues, the loan process, shopping for a home, homeowners insurance, home inspections and appraisals. You must attend all classes to earn a certificate.

**The South Club** will be taught at the Martin Memorial African Methodist Episcopal Church, 14700 Lincoln Boulevard in Richmond Heights from 6:00 p.m. to 9:00 p.m. You must attend both classes to earn a certificate.

Martin Memorial African Methodist Episcopal Church 14700 Lincoln Boulevard Richmond Heights	September 9th, 6:00 pm to 9:00 pm
	October 14th, 6:00 pm to 9:00 pm

**North Club** classes will be taught at the Community Action Agency's Liberty City Office, 6100-A NW 7 Avenue, from 5:30 p.m. to 8:30 p.m. You must attend both classes to earn a certificate.

Community Action Agency – CAA Liberty City – CEC Office 6100 – A NW 7 Ave Liberty City	September 14th, 5:30 pm to 8:30 pm
	October 12th, 5:30 pm to 8:30 pm

**Central Club** classes will be taught at the Greater Israel Bethel Primitive Baptist Church, 160 NW 18 Street, in Overtown from 5:30 p.m. to 8:30 p.m. You must attend both classes to earn a certificate.

Greater Israel Bethel Primitive Baptist Church 160 NW 18 Street Overtown	September 15th, 5:30 pm to 8:30 pm
	October 20th, 5:30 pm to 8:30 pm

To register, call the Miami-Dade Affordable Housing Foundation, Inc., no later than September 8th, 2004. Monday – Friday, 8:00 am to 5:00 pm, at 305-373-9750, or E-mail us at [mdahfi@bellsouth.net](mailto:mdahfi@bellsouth.net).

For more information, please telephone Miami-Dade Affordable Housing Foundation Inc. at 305-373-9750 or e-mail us at [mdahfi@bellsouth.net](mailto:mdahfi@bellsouth.net), or visit our website at [www.miamidade.gov/ahf/found\\_home.asp](http://www.miamidade.gov/ahf/found_home.asp).

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**HOUSING FINANCE AUTHORITY**